

**JOURNAL OF THE PROCEEDINGS
OF THE BOARD OF COMMISSIONERS
OF THE HOUSING AUTHORITY OF COOK COUNTY (HACC)**

**SPECIAL BOARD MEETING
Housing Authority of Cook County (HACC)
Boardroom
June 3, 2014 at 11:10AM**

ROLL CALL

PRESENT: Hipolito “Paul” Roldan, Chair
Wendy Walker Williams, Vice Chair
Edna Carter, Commissioner

HACC STAFF: Richard Monocchio, Executive Director and Secretary
Olukayode Adetayo, Chief Financial Officer
James Harney, Director of Asset Management
Monica Slavin, Director of Public Housing Wait List & Lease Up
Alesia Hushaw, Financial Manager
Shana Jackson, Legal Counsel
Jessica Poirier, Assistant Director of Compliance
Debbie Kyker, Executive Assistant

Other Attendee(s): Rob Ferrino, Madison Construction

Public Comments: None at this time

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CALL TO ORDER

Hipolito ‘Paul’ Roldan, Chair, called the June 3, 2014 Special Board Meeting of the Housing Authority of Cook County (HACC) Board of Commissioners to order at 11:10AM.

RESOLUTION NO. 2014-HACC-10

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ORGANIZE LIMITED LIABILITY COMPANIES AND TAKE FURTHER CORPORATE ACTION IN FURTHERANCE OF REDEVELOPMENT OF PROPERTIES IN EVANSTON, ILLINOIS – PERLMAN AND WALCHIRK SENIOR BUILDINGS

A resolution authorizing the Executive Director to organize limited liability companies and take further corporate action in furtherance of the redevelopment of low-income senior housing properties in Evanston, Illinois, commonly known as the Victor E. Walchirk and Jane R. Perlman Apartments (the “Evanston Senior Redevelopment Project”).

To accomplish the Evanston Senior Redevelopment Project, Evanston Senior Redevelopment, LLC (the “Company”), an indirect subsidiary of the Housing Authority of Cook County (“HACC”), has issued an Invitation for Bids, along with amendments thereto, soliciting bids from general contractors. The Evanston Senior Redevelopment Project will meet local community needs by promoting adequate and affordable housing, economic opportunity, suitable living environment, and 20 UFAS/ADA compliant units and common areas for residents of the Victor E. Walchirk and Jane R. Perlman Apartments.

Therefore, we are respectfully requesting the Board of Commissioners to authorize the Executive Director to organize special purpose limited liability companies and take further corporate action in connection with the Evanston Senior Redevelopment Project, subject to all applicable federal, state, local and regulatory guidelines.

To prolong the useful life of the Victor E. Walchirk and Jane R. Perlman Apartments and to assure compliance with the requirements of federal laws and regulations in general, and in particular, with certain regulations, relating to Housing Quality Standards. The rehabilitation of the Victor E. Walchirk and Jane R. Perlman Apartments will address concerns for elderly and disabled residents, correct major building infrastructure deficiencies, and provide a much needed update to these buildings.

Executive Director, Richard J. Monocchio commented that New Foundation is partner which they receive donation credits from the state \$1.3M and Equity is a partner who is a federal tax credit investor.

Vice-Chair, Wendy Walker Williams asked if there more redevelopments? Rich stated at this time we do not have any more redevelopments at this time.

Chair Roldan asked “Who are our legal partners?” Replied by Mark Limanni that Rod Solomon of Hawkins, Delafield & Wood LLP, Patrick Thompson of Burke, Warren, MacKay & Serritella, P.C., and Langdon Neal from Neal & O’Roy.

Mark Limanni, General Counsel of HACC stated that we received 4 bids which were publicly opened on May 7, 2014. The bid that was chosen was Madison Construction.

Vice Chair, Wendy Walker Williams asked for Mr. Rob Ferrino to tell us about Madison Construction. Mr. Ferrino is President and started the company in 2001 and done a lot of business for non-profit businesses, we have 125 employees and would get about 40-50% MBE/WBE.

Commissioner Carter asked “how to do you evaluate those Section 3 employees”? Mr. Ferrino replied by payroll.

Chair Roldan called for a motion to approve Resolution 2014-10, Authorizing The Executive Director To Organize Limited Liability Companies and Take Further Corporate Action In Furtherance of Redevelopment of Properties in Evanston, Illinois – Perlman and Walchirk Senior Buildings, which was moved by Vice Chair Wendy Walker Williams and seconded by Commissioner Edna Carter. The motion carried with all “ayes”.

RESOLUTION NO. 2014-HACC-11

A RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR, IN HIS CAPACITY AS CHIEF EXECUTIVE OFFICER AND PRESIDENT OF ONEVISION HOUSING, LLC, TO DIRECT SELECTION OF THE GENERAL CONTRACTOR IN CONNECTION WITH THE EVANSTON SENIOR REDEVELOPMENT PROJECT

ISSUE STATEMENT: Resolutions authorizing the Executive Director, in his capacity as Chief Executive Officer and President of OneVision Housing, LLC (“OneVision”), as the manager of Evanston Senior Redevelopment, LLC (the “Company”), to direct selection of a general contractor to engage in the substantial rehabilitation of the low-income senior housing properties located in Evanston, Illinois, and commonly

known as the Victor E. Walchirk and Jane R. Perlman Apartments (the “Evanston Senior Redevelopment Project”).

To accomplish the Evanston Senior Redevelopment Project, the Company has issued an Invitation for Bids, along with amendments thereto, soliciting bids from general contractors. The Evanston Senior Redevelopment Project will meet local community needs by promoting adequate and affordable housing, economic opportunity, suitable living environment, and 20 UFAS/ADA compliant units and common areas for residents of the Victor E. Walchirk and Jane R. Perlman Apartments.

Therefore, we are respectfully requesting the Board of Commissioners to authorize the Executive Director, in his capacity as Chief Executive Officer and President of OneVision, to direct and authorize the Company to negotiate and enter into a construction contract with the selected bidder for the substantial rehabilitation of the Victor E. Walchirk and Jane R. Perlman Apartments, subject to all applicable federal, state, local and regulatory guidelines.

To prolong the useful life of the Victor E. Walchirk and Jane R. Perlman Apartments and to assure compliance with the requirements of federal laws and regulations in general, and in particular, with certain regulations, relating to Housing Quality Standards. The rehabilitation of the Victor E. Walchirk and Jane R. Perlman Apartments will address concerns for elderly and disabled residents, correct major building infrastructure deficiencies, and provide a much needed update to these buildings. Following the issuance of the Invitation for Bids, and the amendments thereto, staff has reviewed the Bid Responses and identified the most desirable, responsive and responsible bidder.

Chair Roldan called for a motion to approve Resolution 2014-11, Authorizing the Executive Director, In His Capacity as Chief Executive Officer and President of OneVision Housing, LLC. To Direct Selection of the General Contractor In Connection with the Evanston Senior Redevelopment Project, which was moved by Vice-Chair Wendy Walker Williams and seconded by Commissioner Edna Carter. The motion carried with all “ayes”.

ADJOURNMENT

Chair Roldan requested a motion to adjourn the Special Board Meeting of the Board which was moved by Commissioner Wendy Walker Williams and Commissioner Edna Carter.

Accordingly, the Special Board Meeting of the Housing Authority of the Cook County Board of Commissioners adjourned at 11:40AM.

Respectfully submitted by:

Hipolito 'Paul' Roldan
Chair

July 17, 2014
DATE

Richard J. Monocchio
Executive Director

July 17, 2014
DATE